

BOARD MEMBERS

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STAFF

Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
MARCH 3, 2016
7:00 pm

1. Consideration of the Minutes of the Meeting held on February 18, 2016.

PUBLIC HEARING

2. Consideration of Petition No. 1253-16, Trademark Quality Homes, Inc., Owner, and Rod Wright, Agent, request to rezone 26.90 acres from A-R to R-50 to develop a Single-Family Residential Subdivision. This property is located in Land Lot 59 of the 7th District and fronts on Ebenezer Road
3. Consideration of Petition No. 1254-16, Gary and Kaora Sloan, Owner, and Mark Whitley, Agent, request to rezone 1.50 acres from A-R to O-I to develop an Office Building. This property is located in Land Lot 7 of the 6th District and fronts on S.R. 74 South.
4. Consideration of Petition No. 1255-16, Morris E. Lewis Jr., Owner, request to rezone 2.15 acres from A-R to R-70 to develop a Single-Family Residential Subdivision. This property is located in Land Lot(s) 224 & 225 of the 13th District and front on Wagon Wheel Trail.

OLD BUSINESS

5. Discussion of the SR 74 and SR 85 intersection.

REQUESTED ACTION: A-R to R-50

PROPOSED USE: Single Family Residential Subdivision

EXISTING USE: Undeveloped Land

LOCATION: Ebenezer Road

DISTRICT/LAND LOT(S): 7th District, Land Lot(s) 59

OWNER: Trademark Quality Homes, Inc.

AGENT: Rod Wright

PLANNING COMMISSION PUBLIC HEARING: February 4, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: February 25, 2016

APPLICANT'S INTENT

Applicant proposes to develop a Single-Family Residential Subdivision consisting of 18 lots on 26.90 acres.

STAFF RECOMMENDATION

APPROVAL WITH THREE (3) CONDITIONS

1.

1253-15

INVESTIGATION

A. PROPERTY SITE

The subject property is a 26.90 acre tract fronting on Ebenezer Road in Land Lot(s) 59 of the 7th District. Ebenezer Road is classified as a Minor Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 26.90 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-40, A-R, and R-70. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

| Direction | Acreage | Zoning | Use | Comprehensive Plan |
|-----------------------------|---------|--------|--|---|
| North | 8.0 | A-R | Church | Low Density Residential (1 Unit/1 to 2 Acres) |
| South | 6.7 | A-R | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 22.5 | A-R | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| East (across Ebenezer Road) | 22.0 | A-R | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 2.6 | R-70 | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 2.4 | R-70 | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| West | 2.28 | A-R | Single-Family Residence | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 29.5 | R-40 | Undeveloped (Longboat Subdivision Phase II) | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.75 | R-40 | Single-Family Residence (Longboat Subdivision Phase I) | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.0 | R-40 | Single-Family Residence (Longboat Subdivision Phase I) | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.0 | R-40 | Single-Family Residence (Longboat Subdivision Phase I) | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 1.1 | R-40 | Single-Family Residence (Longboat Subdivision Phase I) | Low Density Residential (1 Unit/1 to 2 Acres) |

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from A-R to R-50 for the purpose of developing a single-family residential subdivision. The subject property surrounds a 2.28 acre A-R lot identified as Tract 2 on the Concept Plan. This lot is not part of the rezoning request. The lot is a nonconforming landlocked lot platted and recorded in 1977. Tax records indicate that the house was built in 1977. Sec. 110-170. - Nonconformances. (b) states the following:

Landlocked property. In the event property is landlocked, as of the effective date of November 13, 1980, the property owner shall be entitled to building permits, provided the property owner has acquired a 20-foot easement to a public street, and said easement has been duly recorded and made a part of the property deed. In the event said property is divided into two or more lots, no further building permits shall be issued until each lot complies with the requirements of street frontage for access.

Tract 2 has an existing Ingress-Egress Easement (recorded in deed book 1099, page 102), as indicated on the Concept Plan. The owner/developer is proposing to relocate the Ingress-Egress Easement per the layout indicated on the Concept Plan. The relocated Ingress-Egress Easement must be described in metes and bounds with a minimum width of 20 feet. It is advised that the owner/developer obtain a Quit Claim Deed from the current property owner of Tract 2 for the existing Ingress-Egress Easement. Both the Ingress-Egress Easement and Quit Claim Deed must be recorded with the Clerk of Superior Court.

The Concept Plan indicates two (2) lots fronting and directly accessing Ebenezer Road. This is due to the effect of the aforementioned 2.28 acre nonconforming lot on the configuration of the subject property. All other proposed lots front and access proposed internal subdivision streets. The two (2) aforementioned lots will not have a relationship to the lots fronting and accessing the proposed internal subdivision streets. Based on the Concept Plan staff is recommending a condition that no more than two (2) lots shall front and directly access Ebenezer Road and that these lots be platted as a separate subdivision from those lots fronting and accessing the internal subdivision streets.

Platting

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Right-of-Way Requirements

Per Engineering/Public Works, Ebenezer Rd. near Davis Road has an 80' R/W and the Concept Plan indicates the same. As a Minor Arterial, Ebenezer Road requires 100 feet of right of way. Per Section 104.52 of the Fayette County Development Regulations, should a proposed development adjoin an existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification as indicated on the Fayette County Thoroughfare Plan of the adjoining street.

Access

The Concept Plan indicates proposed internal local streets serving 16 lots, two (2) lots directly accessing Ebenezer Road and one (1) existing nonconforming landlocked property maintaining access to Ebenezer Road through an easement.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Deficiencies include, but not limited to:

Per Public Works/Engineering, stormwater management structures shall be on common property, not part of individual lots. This might reduce lot yield.

F. DEPARTMENTAL COMMENTS

Water System

Water available, 16" water main on Ebenezer Road.

Engineering/Public Works

Engineering/Public Works offers the following comments for Rezoning 1253-16 on Ebenezer Road:

1. The R-50 parcel would generate more traffic than if left as A-R, but the total number of curb cuts onto Ebenezer Rd from this parcel may be less under the R-50 zoning. As A-R, the parcel could have up to five new drives plus the existing, for total of six. As proposed, there would be one new road, the existing drive, plus two new drives for four curb cuts total.

2. Any new road shall meet minimum offset distances. For arterials this is 500 feet (measured from existing edge of pavement to proposed right-of-way). The concept does not currently meet this standard with respect to Willow Road.
3. The relocated Cavender driveway shall have minimum sight distances equal to or in excess of County standards (see GDOT Encroachment manual).
4. Stormwater Management structures shall be on common property, not part of individual lots. This might reduce lot yield.

We do not have an established level-of-service for Ebenezer Road but there are no known traffic issues with respect to congestion and capacity. I believe it is in free-flow condition for most, if not all, the day.

Per GDOT, the Average Daily Traffic count is 3,280 vpd. The road saw significant growth from 1990 (1,649 vpd) to around 2000 (3,900 vpd) and then volumes slowly dropped, on average, to the current count.

Sight distance is good along the parcel in question.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0091E dated Sept 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. Per Fayette County Floodplain Management Ordinance the elevation of the lowest floor, including basement and building access of any development shall be a least 3 feet above the base flood elevation or one foot above the future-conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities are totally or partially within an Area of Special Flood Hazard as defined by the Floodplain Management Ordinance.

Wetlands The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed There is an unnamed tributary to Camp Creek and two ponds. These state waters are more than 1000 ft. upstream of the confluence with Camp Creek. Both ponds and unnamed stream **IS** subject to a 50 ft. watershed buffer measured from wretched vegetation and a 25 ft. setback as measured from the buffer.

Groundwater The property **IS NOT** within a groundwater recharge area.

Stormwater This development is subject to the Post-Development Stormwater Management Ordinance.

Environmental Health Department

Trademark Quality Homes Concept Plan: 152 & 183 Ebenezer Road. This department has no objections to the proposed rezoning to create a potential Single Family Residential Subdivision. Prior to this department being able to sign any final plats, the proposed subdivision must complete a required subdivision review through this department. The developer will need to submit the required information (including application, application fee, level 3 soils report and soils classifier proof of insurance) to our department to complete the subdivision review and site evaluation. Additionally, as part of the review, this department will need to confirm that a septic system on Tract 2 will be fully contained within, and no closer than 5' to the new property lines.

Fire

Must show hydrants on Preliminary Plat.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-50 for the purpose of developing Single Family Residential Subdivision. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

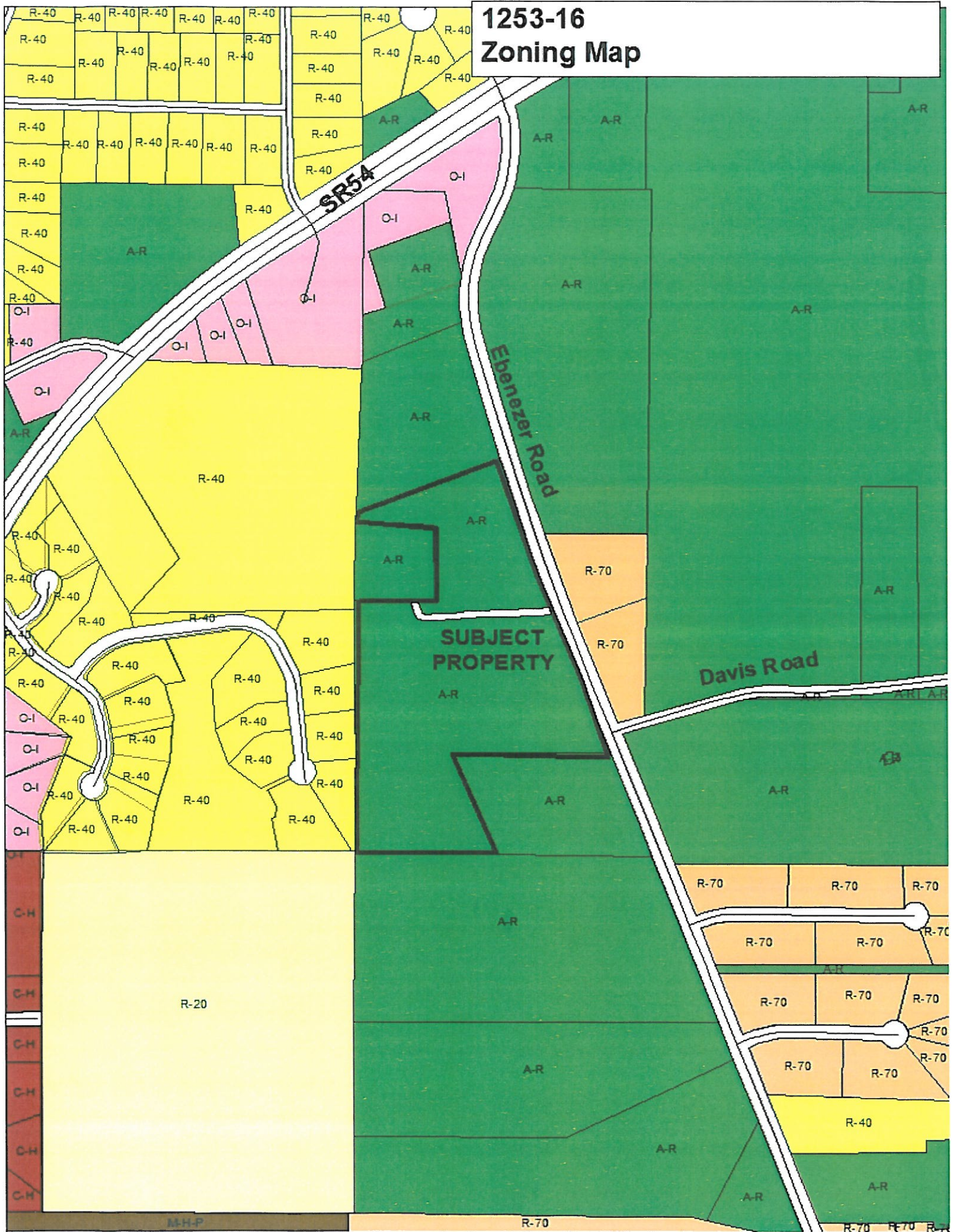
Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH THREE (3) CONDITIONS.**

RECOMMENDED CONDITIONS

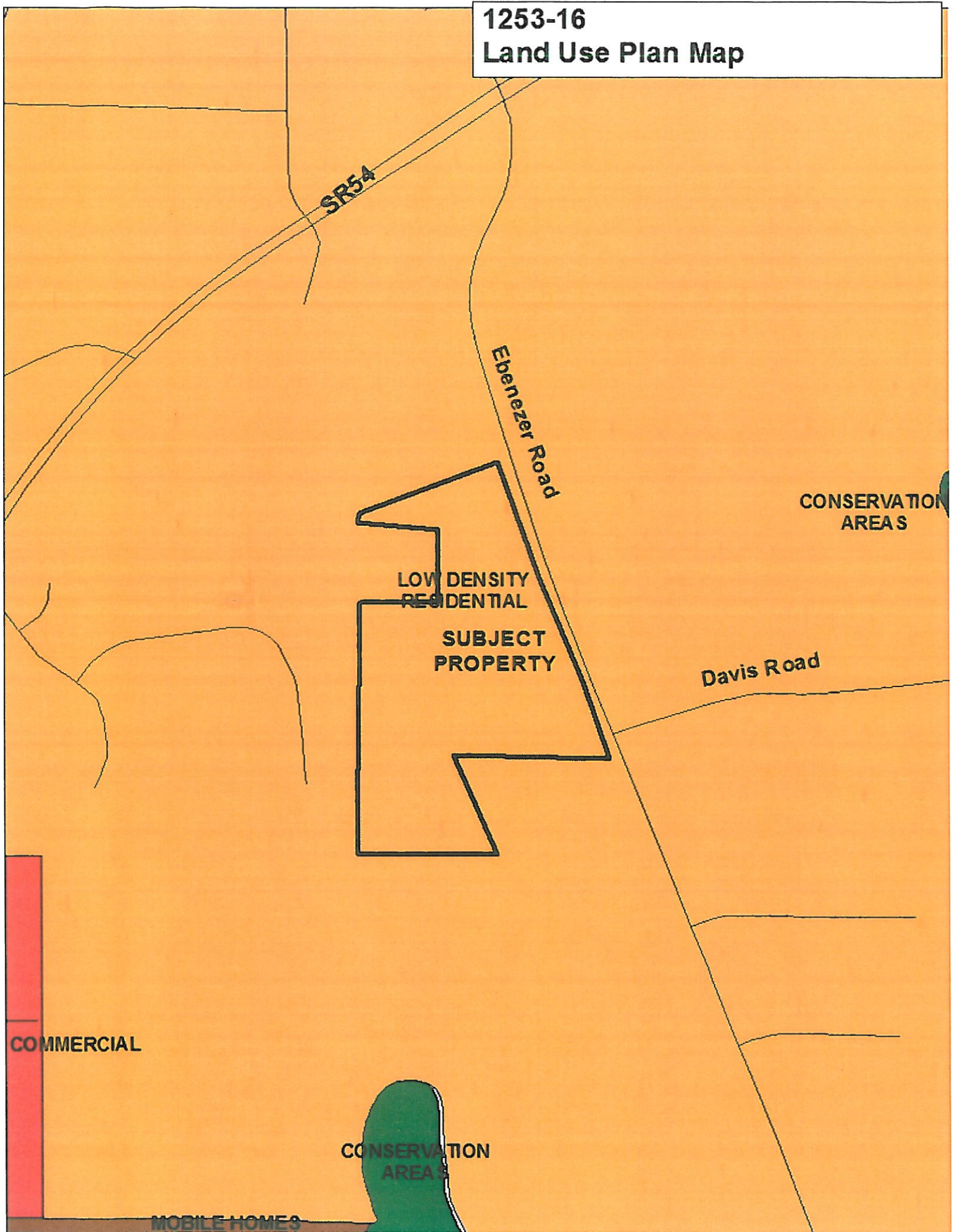
If this petition is approved by the Board of Commissioners, it should be approved R-50 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50 feet of right-of-way as measured from the centerline of Ebenezer Road prior to the approval of the Final Plats and said dedication area shall be shown on the Final Plats.
2. That the owner/developer provides an Ingress-Egress Easement, described in metes and bounds with a minimum width of 20 feet, to the property owner of Tract 2. Said Ingress-Egress Easement shall be recorded with the Clerk of Superior Court.
3. That the subject property is limited to no more than two (2) lots fronting and directly accessing Ebenezer Road and that those two (2) lots be platted as a separate subdivision from the lots fronting and accessing the internal subdivision streets.

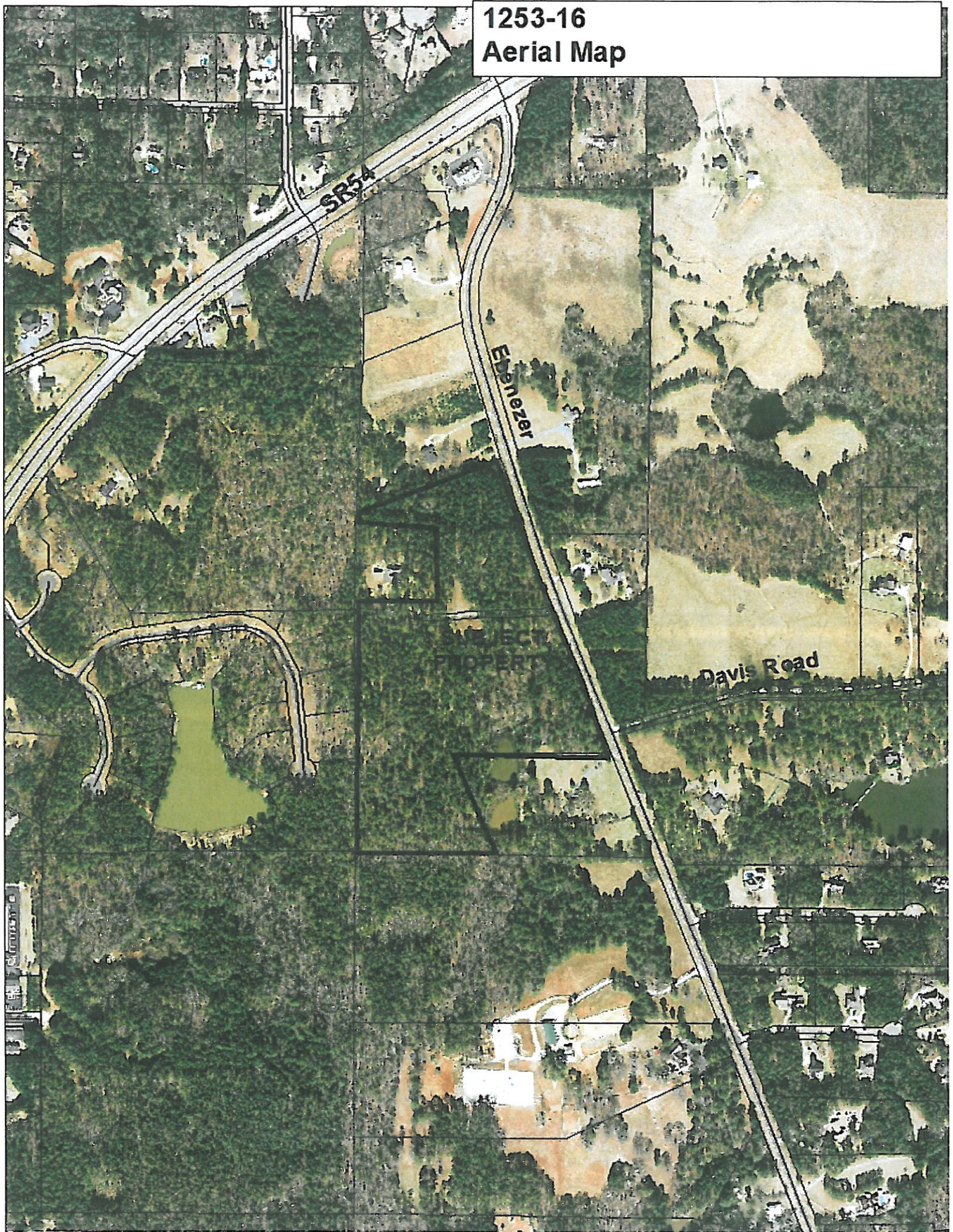
1253-16 Zoning Map



1253-16
Land Use Plan Map

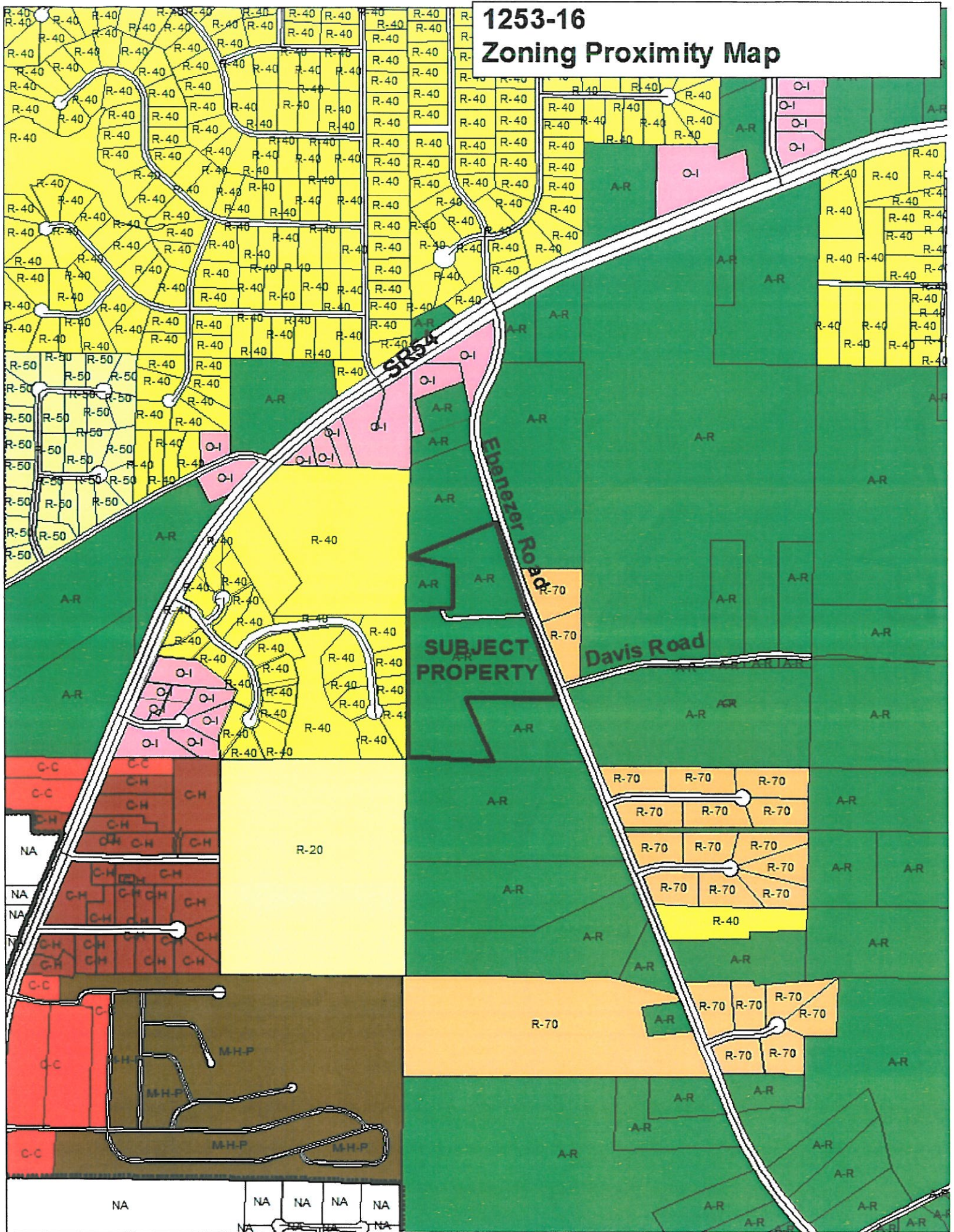


1253-16
Aerial Map



1253-16

Zoning Proximity Map



REQUESTED ACTION: A-R to O-I

PROPOSED USE: Office Building

EXISTING USE: Undeveloped Land

LOCATION: S.R. 74 South

DISTRICT/LAND LOT(S): 6th District, Land Lot(s) 7

OWNER: Gary and Kaora Sloan

AGENT: Mark Whitley

PLANNING COMMISSION PUBLIC HEARING: March 3, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: March 24, 2016

APPLICANT'S INTENT

Applicant proposes to develop an Office Building on one (1) lot of 1.50 acres.

STAFF RECOMMENDATION

APPROVAL

INVESTIGATION

A. PROPERTY SITE

The subject property is a 1.50 acre tract fronting on S.R. 74 South in Land Lot 7 of the 6th District. S.R. 74 South is classified as a Major Arterial road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 1.50 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, R-72, R-45 and PUD. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

| Direction | Acreage | Zoning | Use | Comprehensive Plan |
|---|---------|--------|--------------------|--------------------|
| North | 8.65 | A-R | Undeveloped | Office |
| South and West (remainder of parent tract) | 6.25 | A-R | Undeveloped | Office |
| East (across SR 74) | 2.92 | A-R | Undeveloped | Office |
| | 1.45 | A-R | Single-Family Res. | Office |

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Office. In addition, the subject property is in the area of the SR 74 South Overlay District which recommends the provision of sidewalks as follows:

SR 74 South Overlay District: This District identifies the county's goals and recommendations for SR 74 South corridor and sets out the preferred development pattern for Office in this area. The SR 74 South Overlay District includes SR 74 between Redwine Road and SR 85. SR 74 South provides a traffic connection into the southern portion of Peachtree City where a majority of the industrial development in Peachtree City is located providing access to workers and trucking. This portion of SR 74 has recently been widened from two lanes to four lanes divided by a median.

Existing Development: Existing development in this corridor consists of a small office development at the intersection of Redwine Road and SR 74 (O-I), a daycare facility (A-R), the Starr's Mill tri-school complex, three single-family residential subdivisions (Brechtin Park, The Chimneys and Mill Pond Manor), a large church complex (A-R), and several residential lots fronting and directly accessing SR 74 which range in size from three quarters of an acre up to eleven acres. Four of these residential lots are undeveloped.

Future Development: The goals of the SR 74 South Overlay District are: (1) to maintain the efficient traffic flow of SR 74 South; (2) to enhance and maintain the aesthetic qualities of the corridor; (3) to provide for economic expansion and jobs commensurate with the educational and skill level of Fayette's labor force; and (4) to protect existing and future residential areas in the SR 74 South corridor. The General State Route Overlay will apply to this corridor.

The recent widening of this portion of SR 74 resulted in the sidewalks being placed on both sides of the road. However, a gap was left in the sidewalks and they do not run the full length of this Overlay District area. Going south from Redwine Road, the road has an Urban Profile with curb and gutter and sidewalks, the road then changes to a Rural Profile with vegetated ditches and no sidewalks, and then changes back to an Urban Profile with curb and gutter and sidewalks. Sidewalks would be valuable as they would increase pedestrian access from the existing residential subdivisions, especially to the tri-school complex for students. A portion of the gap is in the area where office development is proposed. Conversely, there are small portions of this sidewalk gap that are not within the area proposed for office development and the County would have to find other means to build sidewalks in these areas.

Recommendations: The continuation of the sidewalks on both sides of SR 74 will be a requirement for office development, where the developer of the property will be responsible for building their section of the sidewalk with the intent that the sidewalks will someday connect along the SR 74 South Overlay District area. Sidewalks in an Urban Profile are approximately two feet behind the curb well within the right-of-way. Sidewalks are not normally part of a Rural Profile and in this case they will most likely have to be behind the ditches. The County will have to work with DOT as the issue is there may not be enough right-of-way behind the ditches to contain the sidewalks. Options to consider are require additional right-of-way from the developers for the sidewalks or an easement for the sidewalks.

This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to O-I for the purpose of developing Office Building.

State Route Overlay

Due to the frontage on State Route SR 74, development of the property is subject to the requirements of the General State Route Overlay Zone which requires the provision of sidewalks as follows:

General state route overlay zone. All property and/or development which have road frontage and/or access on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This overlay zone specifically excludes SR 54 West, SR 85 North, and SR 74 North for which other overlay zones have been established herein. The architectural standards of this overlay zone specifically excludes the L-C zoning district, for which other architectural standards have been established.

- a. *Purpose.* The purpose of the general state route overlay zone is to achieve the following:
 1. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 2. To protect existing and future residential areas near highway corridors; and
 3. To protect the aesthetics for existing and future residential areas in this highway corridor.
- b. *Access.* Access to each nonresidential property and/or development shall be from a state route or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points shall be required to comply with chapter 104.
- c. *Dimensional requirements.*
 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 2. Front yard setbacks on all other state routes for all structures, including gasoline canopies, shall be 100 feet.
 3. Berms for nonresidential zoning districts: Berms when required as a condition of zoning shall be a minimum of four feet in height, and shall be placed to the inside of the applicable buffer.
- d. *Architectural standards.* Structures shall maintain a residential character. Elevation drawings denoting compliance with the following shall be submitted as part of the site plan.
 1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.
 2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.

- (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.
- 3. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.
- 4. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or place of worship. Large display or storefront windows shall have a minimum two-foot-high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco).
- 5. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.
- 6. When an existing nonconforming structure is enlarged by 50 percent or less, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement after the effective date of January 24, 2008. Only one structure per lot shall be entitled to the exemption. When an existing nonconforming structure is enlarged by more than 50 percent, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural standards. This exemption shall expire on January 24, 2015, seven years from the effective date of January 24, 2008. After the expiration date, the entire nonconforming structure shall be brought into compliance with the aforementioned architectural standards when any enlargement is made.
- e. *Architectural option.* An owner/developer may exercise an architectural option for structures within the overlay zone on lots adjacent to a municipality where a nonresidential architectural character has been established in the area. The purpose of this option is to achieve compatibility with surrounding areas, consistency throughout the development and greater creativity. A photographic architectural character inventory of the buildings within the area shall be submitted. Full color architectural elevation drawings of the proposed nonresidential architectural style for all building facades shall be submitted. Multiple buildings within a development shall have comparable architectural characteristics consisting of similar architectural design and elements, building materials and colors. Elevations shall be reviewed and approved by the board of commissioners and shall follow the procedure established in article IX of this chapter. Any change to the approved architectural elevation drawings shall follow the aforementioned procedure.

- f. *Landscape requirements.* In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
 1. *Street frontage landscape area.* Fifty feet in depth along state route frontage. The first 25 feet as measured from the right-of-way are for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the environmental health department and the county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
 2. *Side yard landscape area.* Ten feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
- g. *Use of existing structure.* When property containing legally conforming structures, under the current zoning, is rezoned to O-I the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.
- h. *Lighting and shielding standards.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
- i. *Special locational and spatial requirements.*
 1. No more than 50 percent of the required parking can be located in the front yard along the state route as established by the front building line of any structure located on the site.
 2. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per lot.
 3. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
 4. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing a state route.
- j. SR 74 South Corridor Sidewalk Requirements. In order to provide for the connection of the sidewalk system installed by GDOT when SR 74 South was widened from two lanes to four lanes, sidewalks are required as an integral component of nonresidential development in this area as identified in the SR 74 South Overlay District in the Fayette County Comprehensive Plan Land Use Element. Said sidewalks shall connect to the existing sidewalks. In the cases where a required sidewalk is to be located on abutting parcels, an alignment shall be established and the sidewalk shall be developed so as to provide for connection at the property line.

Platting and Site Plan

Should this request be approved, the applicant is reminded that before any lots can be sold or building permits issued for the proposed subdivision, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable. After the approval of the Final Plat, the owner/developer must submit a Site Plan that complies with the Fayette County Development Regulations.

Access

The Concept Plan submitted indicates one (1) access from S.R. 74 South. Access must comply with the regulations of the Georgia D.O.T.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

Deficiencies include, but are not limited to:

Per the General State Route Overlay, no more than 50 percent of the required parking can be located in the front yard along the state route as established by the front building line of any structure located on the site.

F. DEPARTMENTAL COMMENTS

Water System Water available.

Public Works/Engineering Access to this property is from State Route 74 so permitting for new driveway will be through GDOT. Engineering supports the shared driveway and it is consistent with GDOT's manual.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0134E dated Sept 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. Per Fayette County Floodplain Management Ordinance the elevation of the lowest floor, including basement and building access of any development shall be a least 3 feet above the base flood elevation or one foot above the future-conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities are totally or partially within an Area of Special Flood Hazard as defined by the Floodplain Management Ordinance.

Wetlands The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed If replatted, Watershed Protection **DOES NOT** apply.

Groundwater The property **IS NOT** within a groundwater recharge area.

Stormwater This development is subject to the Post-Development Stormwater Management Ordinance.

Environmental Health Department This department has no objection to the proposed rezoning to develop an office building. The applicant will need to submit a level 3 soils report by a Georgia Certified Soil Classifier at the time of septic permit application with this department.

Fire The Bureau of Fire Prevention will neither approve nor deny requests that fall outside scope of ISO requirements.

Georgia Department of Transportation We like to see the driveway split the divided property line, other than we are good.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to O-I for the purpose of developing Office Building. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

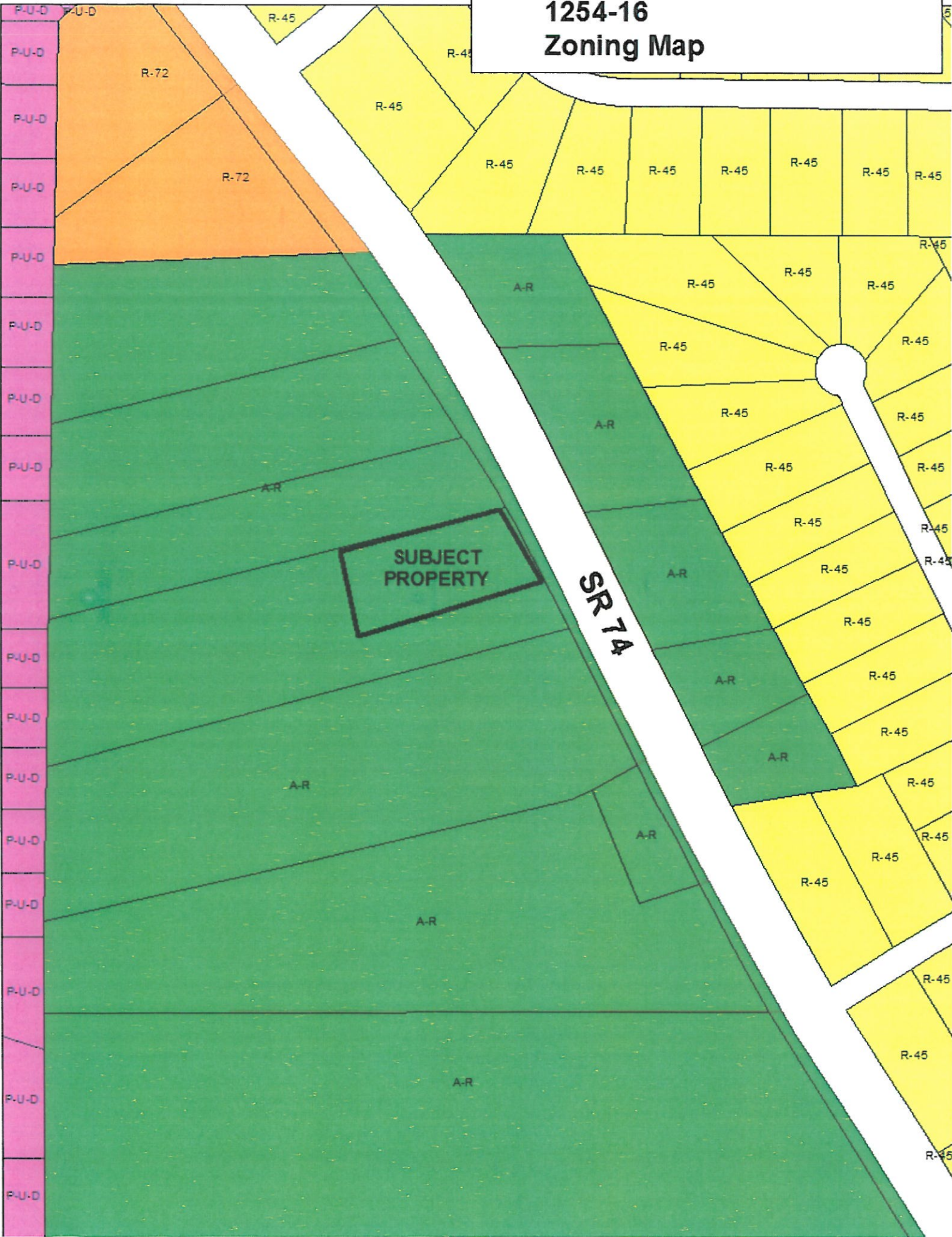
1. The subject property lies within an area designated for Office and is in the area of the SR 74 South Overlay District. This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's development as a single-family residential district and office area support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL.**

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved O-I **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1254-16
Zoning Map



1254-16
Land Use Plan Map

A land use plan map with a yellow background. A large pink area is outlined by a thick black line. Within this pink area, a smaller rectangle is labeled 'SUBJECT PROPERTY'. To the left of this rectangle is the word 'OFFICE'. To the right of the pink area is another 'OFFICE' label. Further to the right, in the yellow area, is the label 'RURAL RESIDENTIAL'. A diagonal line runs from the top left towards the bottom right, passing through the pink area. Another diagonal line runs from the top right towards the bottom right, also passing through the pink area. The thick black line follows the boundary of the pink area.

OFFICE

**SUBJECT
PROPERTY**

OFFICE

RURAL
RESIDENTIAL

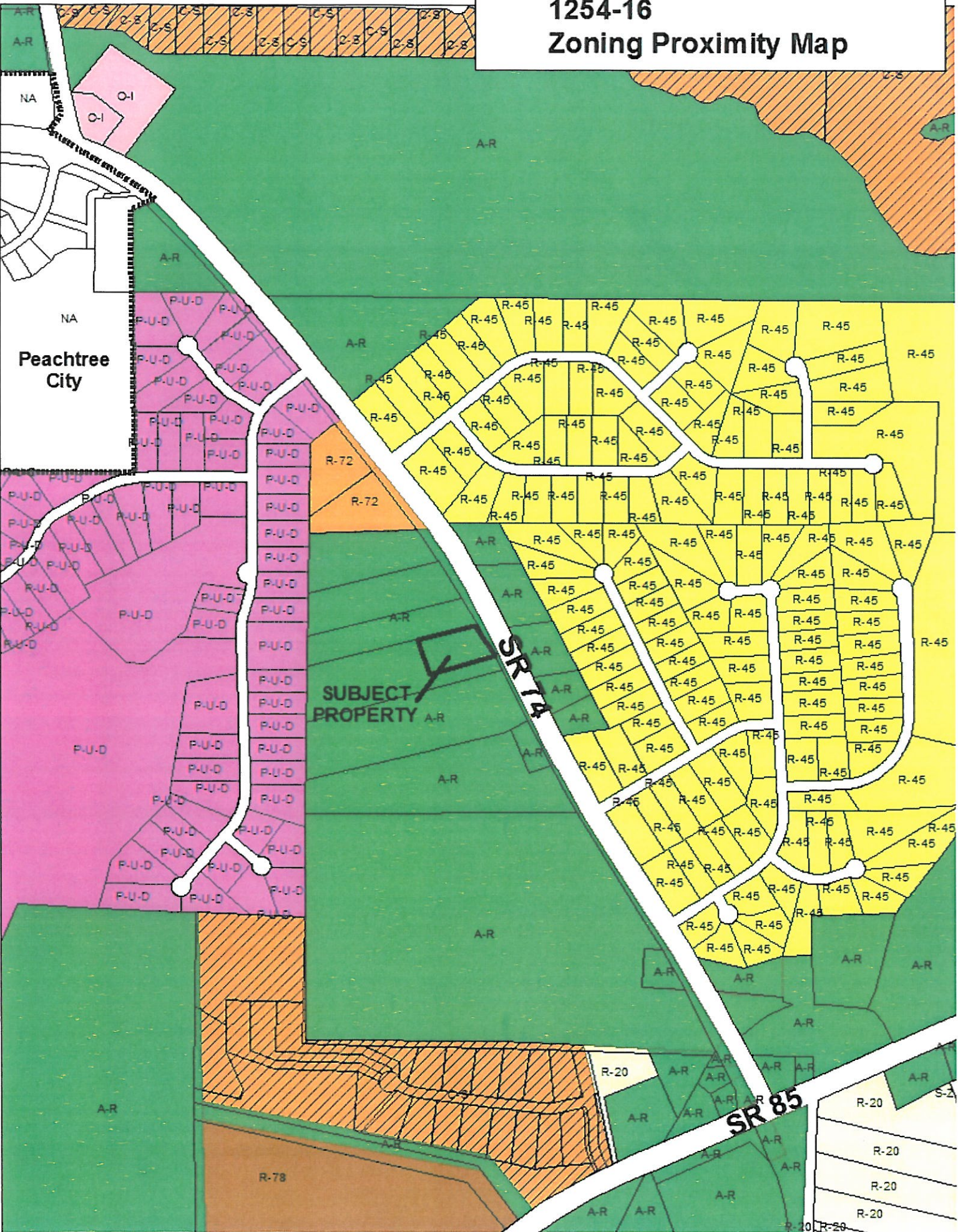
1254-16
Aerial Map

**SUBJECT
PROPERTY**

SR 74



1254-16
Zoning Proximity Map



REQUESTED ACTION: A-R to R-70

PROPOSED USE: Single-Family Residential

EXISTING USE: Agricultural Residential

LOCATION: Wagon Wheel Trail

DISTRICT/LAND LOT(S): 13th District, Land Lot(s) 224, 225

OWNER: Morris E. Lewis Jr.

PLANNING COMMISSION PUBLIC HEARING: March 3, 2016

BOARD OF COMMISSIONERS PUBLIC HEARING: March 24, 2016

APPLICANT'S INTENT

Applicant proposes to develop one (1) Single-Family Residential lot consisting of 2.15 acres.

STAFF RECOMMENDATION

APPROVAL WITH ONE (1) CONDITION

INVESTIGATION

A. PROPERTY SITE

The subject property is a 2.15 tract fronting on Wagon Wheel Trail in Land Lot(s) 224, 225 of the 13th District. Wagon Wheel Trail is classified as a Local road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and is currently zoned A-R.

B. SURROUNDING ZONING AND USES

The general situation is a 2.15 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R , R-75, & R-50. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

| Direction | Acreage | Zoning | Use | Comprehensive Plan |
|--|---------|--------|-------------|---|
| North (across Wagon Wheel Trail) | 54.20 | A-R | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| South and West (remainder of parent tract) | 11.28 | A-R | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| East | 2.00 | A-R | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |
| | 6.90 | A-R | Undeveloped | Low Density Residential (1 Unit/1 to 2 Acres) |

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Low Density Residential (1 Unit/ 1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to R-70 for the purpose of developing one (1) Single-Family Residential lot.

Platting

Should this request be approved, the applicant is reminded that before any lot can be sold or building permits issued, the subject property must be platted per the Fayette County Subdivision Regulations, as applicable.

Right-of-Way Requirements

Per Engineering/Public Works, Wagon Wheel Trail has 40 feet of right-of-way in this area and the Concept Plan indicates the same. As a Local road, Wagon Wheel Trail requires 60 feet of right-of-way. Per Section 104.52 of the Fayette County Development Regulations, should a proposed development adjoin an existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification as indicated on the Fayette County Thoroughfare Plan of the adjoining street.

E. DEPARTMENTAL COMMENTS

Water System Water not available. Over 2,500' from closest main.

Public Works/Engineering Needed ROW dedication is as indicated on plat. Sight distance is sufficient in either direction for a driveway. No other comments by Engineering.

Environmental Management

Floodplain The property **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0017E dated Sept 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. Per Fayette County Floodplain Management Ordinance the elevation of the lowest floor, including basement and building access of any development shall be at least 3 feet above the base flood elevation or one foot above the future-conditions flood elevation, whichever is higher. A Floodplain Management Plan is required if any development activities are totally or partially within an Area of Special Flood Hazard as defined by the Floodplain Management Ordinance.

Wetlands The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

Watershed If replatted, Watershed Protection **DOES** apply. Any state waters identified on site are subject to a 50 ft. watershed buffer measured from wretsted vegetation and a 25 ft. setback as measured from the buffer.

Groundwater The property **IS** within a groundwater recharge area.

Stormwater This development **IS NOT** subject to the Post-Development Stormwater Management Ordinance.

Environmental Health Department This department has no objection to requested rezoning of site to develop a single-family residential lot (2.15 Ac). This department has received a level 3 soils report by Larry McEver, RE for the proposed property.

Fire The Bureau of Fire Prevention will neither approve nor deny requests that fall outside scope of ISO requirements.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to R-70 for the purpose of developing one (1) Single-Family Residential lot. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Low Density Residential (1 Unit/ 1 to 2 Acres). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

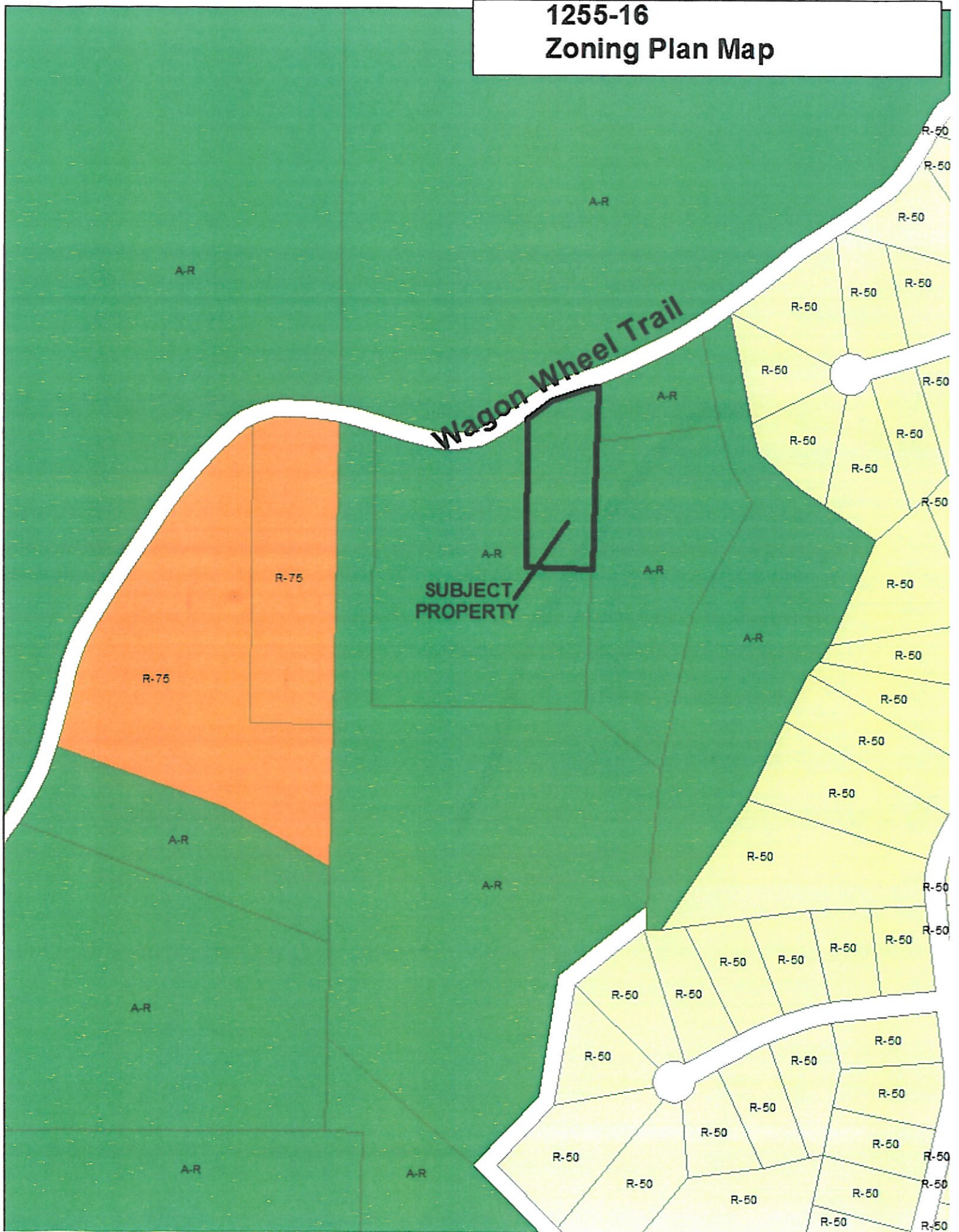
Based on the foregoing Investigation and Staff Analysis, Staff recommends
APPROVAL WITH ONE (1) CONDITION .

RECOMMENDED CONDITIONS

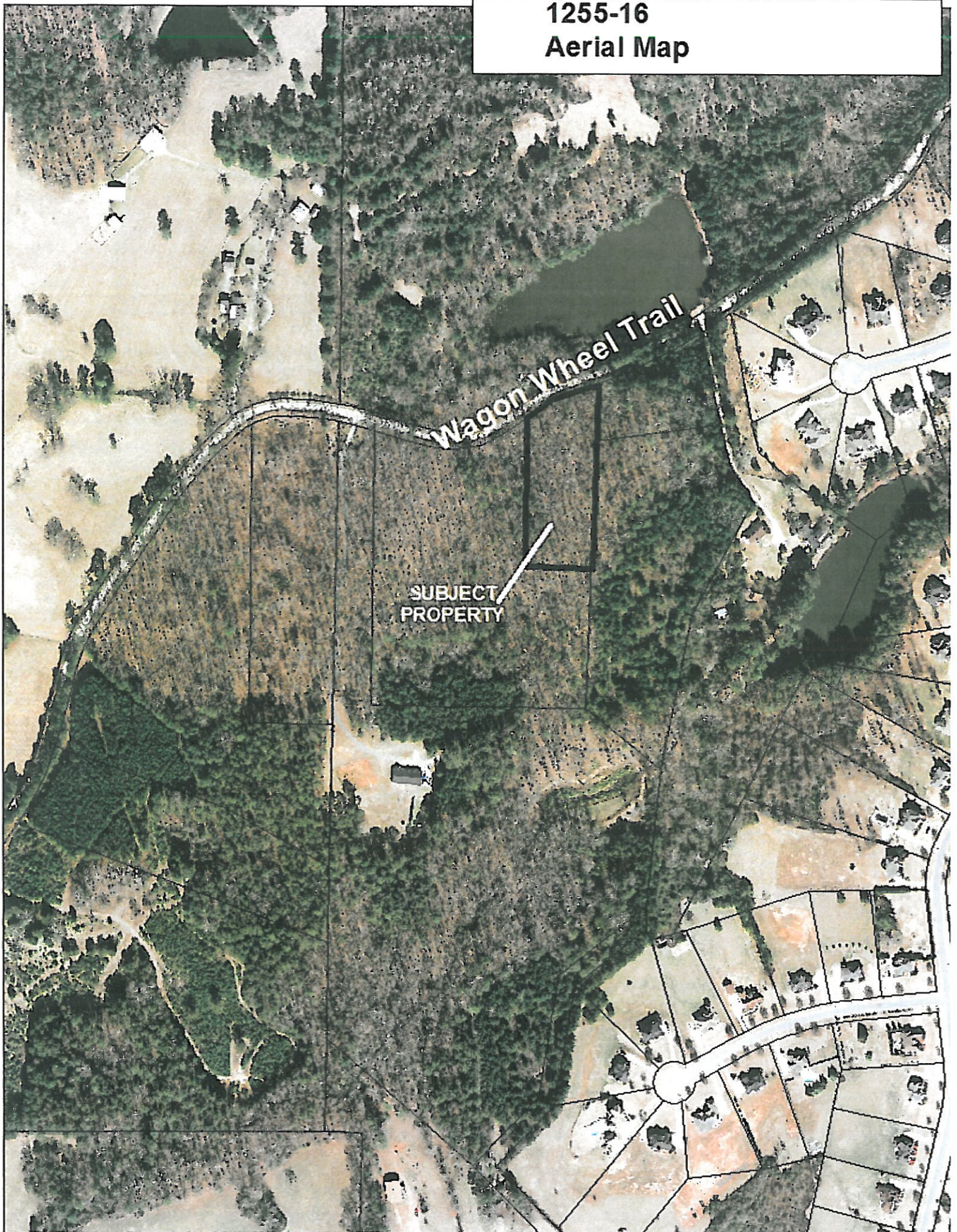
If this petition is approved by the Board of Commissioners, it should be approved R-70 **CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 30 feet of right-of-way as measured from the centerline of Wagon Wheel Trail prior to the approval of the Final Plat and said dedication area shall be shown on the Final Plat.

**1255-16
Zoning Plan Map**



1255-16
Aerial Map



1255-16

Land Use Plan Map

Wagon Wheel Trail



**SUBJECT
PROPERTY**

**LOW DENSITY
RESIDENTIAL**

1255-16
Zoning Proximity Map

